

BOROUGH OF AMBLER

COMMITTEE MEETING June 3, 2020 7:00 p.m.

DRAFT ZOOM Meeting -Rules & Protocol June 3, 2020

Borough Council will conduct its June Committee Meeting via Internet vehicle 'ZOOM' on Wednesday, June 3 at 7:00 p.m. For the safety of Ambler residents, Borough Hall will be closed. A video of the virtual meeting and draft meeting minutes will be posted on this website for the public the following day. The Borough Manager is making the meeting Agenda available for review by the public. Please feel free to read through the Agenda and provide feedback or make an inquiry on any Agenda items. You may email the Borough Council President Frank DeRuosi at fderuosi@borough.ambler.pa.us until Tuesday May 5, at 4:00PM so that Council may consider your comments or address a question from the public during the ZOOM Meeting.

MEETING PROCEDURES

- 1. Pre-registration is required. Attendees must provide their email, first and last name, and home address. Once registration is processed, a link to attend will be provided via email.
- 2. All participants, except for the Borough Council, Borough Manager, Borough Solicitor, Borough Police Chief, and invited Borough Staff will be muted with video camera/web camera turned off automatically upon entry to the virtual meeting.
- 3. There will be a Public Comment section regarding agenda items towards the end of the meeting before any vote by Council. A Public Comment period regarding non-agenda items will occur after voting.
- 4. The Public Comment section will begin with the Council President reading aloud the comments that were emailed to the Borough ahead of this meeting. Each emailed comment must include the first & last name of the resident, as well as their address. The Council will discuss each comment individually.
- 5. Participants who wish to speak during the Public Comment section will be instructed to press the "Raise Your Hand" button.
- 6. One by one the Borough Zoom administrator, will call on each participant with their virtual hand raised. That participant will be unmuted. That participant will have 15 seconds to respond to being called on. If there is no response, the next person "in line" will be called on.
- 7. It is asked that anyone who speaks during the Public Comment section announce their first and last names, as well as their home address for the record. After the comment, that participant will be muted.
- 8. The Council President, at any time reserves the right to mute a participant, end the video stream of a participant, or terminate/end the meeting at his discretion, due to hackers, inappropriate language, or any other activity the Council President deems inappropriate.
- 9. We ask for everyone's patience and understanding as we navigate through these unprecedented times and work through the unique challenges of virtual public meetings.

Public Safety Committee

Wednesday June 3, 2020 Erin McKenna Endicott - Chair Glynnis Siskind Sara Hertz Nancy Deininger

1. PUBLIC WORKS & CODE REPORT

The Code Enforcement and the Public Works reports are attached.

2. <u>EMERGENCY DECLARATION FOR JUNE</u>

A recommendation is requested this evening to adopt the **attached** Emergency Declaration for COVID-19 for the month of June.

BOROUGH OF AMBLER MONTGOMERY COUNTY, PENNSYLVANIA

DECLARATION OF DISASTER EMERGENCY

WHEREAS, on or about Wednesday, June 3, 2020, a viral pandemic continues to cause or threatens to cause injury, damage and suffering to the persons and property of Borough of Ambler, Montgomery County, Pennsylvania; and

WHEREAS, the pandemic has the ability to endanger the health, safety and welfare of a substantial number of persons residing in Ambler Borough, and threatens to create problems greater in scope than Ambler Borough may be able to resolve; and

WHEREAS, emergency management measures are required to reduce the severity of this disaster and to protect the health, safety and welfare of affected residents in Ambler Borough.

NOW, THEREFORE, we, the undersigned Borough Council President and Mayor of Ambler Borough, pursuant to the provisions of Section 7501 of the Pennsylvania Emergency Management Service Code, (35 PA C.S., Section 7501) as amended, do hereby declare the existence of a disaster emergency in Ambler Borough.

FURTHER, we direct the Ambler Borough Emergency Management Coordinator to coordinate the activities of the emergency response, to take all appropriate action needed to alleviate the effects of this disaster, to aid in the restoration of essential public services, and to take any other emergency response action deemed necessary to respond to this emergency.

FURTHER, given that Ambler Borough is responsible for the maintenance of a potable water distribution system and a wastewater treatment plant which serve the people of Ambler Borough and surrounding townships, we direct and authorize Ambler Borough staff to coordinate and undertake all activities deemed necessary to provide these essential public utility services.

STILL FURTHER, we authorize officials of Ambler Borough to act as necessary to meet the current exigencies of this emergency, namely: by the employment of temporary workers, by the rental of equipment, by the purchase of supplies and materials, and by entering into such contracts and agreements for the performance of public works as may be required to meet the emergency, all without regard to those time-consuming procedures and formalities normally prescribed by law, mandatory constitutional requirements excepted.

This declaration shall take effect immediately upon adoption on this 3rd day of June 2020.

Frank DeRuosi, Ambler Borough Council President	Jeanne Sorg, Ambier Borough Mayor	
Mary Aversa, Secretary		

Public Utilities Committee

Wednesday June 3,, 2020 Glynnis Siskind – Chair Brooke Marshall Haley Welch Jen Henderson

OLD BUSINESS

NEW BUSINESS

1. WWTP ENGINEER REPORT

The WWTP Engineer's report will be provided.

2. ELECTRICITY PRICING

The WWTP is working with Tradition Energy for electricity rates for 2021, with the current market it is recommended to lock in now for greater savings. Several quotes are attached and a new quote will be provided for the meeting. A recommendation to approve is requested.

3. PFAS SAMPLING

Sampling results collected March 12, 2020 for PFAS concentrations have been reviewed by the Water Engineer. The attached results will be posted on the Borough website.

nitial RFP Results - 5.13.20

Supplier Fixed Price Comparison / Savings and Budget Analysis *

	12 Months	24 Months	Sh Months		27 M
Statt Date		Jan-21	Jan-21	Jan-21	
End Date		337-23	Jun-24	Jan-25	Jar-26
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	0.04587	0.04525		0.0450	
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& springs	6.0%	7.3%	7.6%	7 4%	The second secon
POR THE BUILD	\$182,910	\$360,876	\$539,040	\$720,955	
ORADUT:	Approved	* SNIMS		PAYTERM	Childy
Ca	0_04816	0.04800			
Savings ower CR	\$2,552	\$6,380			
Savings %	1.3%	7.0%			
TOS TERROR	\$192.042	\$382,808			
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	0.04585	0.04519	0.04498	0_045	0.04502
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Savings %	60%	7.4%	708	78%	7 7%
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Proj. Energy Budget	\$162,233	084,820	\$529,950	4763 436	монянального при выправлений в при



2020 AMBLER WATER SYSTEM PFAS CONCENTRATIONS

				% of 70 ppt EPA
Well No. or Location	PFOA	PFOS	PFOA+PFOS	Health Advisory
	(ppt)	(ppt)	(ppt)	PFOS+PFOA
2	4	9.1	23.1	33.0%
4	12	12	24.0	34.3%
တ	9.5	9.1	18.6	26.6%
7	9.6	8.8	18.4	26.3%
8 (Raw)*	S	6.5	<8.3	<11.9%
Φ	12	10	22.0	31.4%
	<u></u>	8.2	18.2	26.0%
12	7.5	7.2	14.7	21.0%
4	7.5	7.8	15.3	21.9%
Whitemarsh WTP Raw	*	*	N/A	N/A
Whitemarsh WTP Treated	4.2	NO	<6.0	<8.6%
Storage Tanks				
Loch Alsh Tank	4	9.2	23.2	33.1%
Broad Axe Tank	3.9	ND	<5.7	<8.1%
Houston Road Tank	8.2	7.4	15.6	22.3%

^{*} Well 8 out of service at time of sampling; test results shown for Raw water.

** Whitemarsh WTP Raw water not sampled.

Notes:

ppt=parts per trillion

Samples collected on March 12, 2020 and analyzed by Eurofins Lancaster Laboratories - Lancaster, PA MRLs (Method Reporting Limits):

PFOA: 1.8 ppt PFOS: 1.8 ppt

AMBLER WATER SYSTEM PFAS CONCENTRATIONS (2019 - 2020)

				Range in % of 70 ppt
Well No. or Location	PFOA+PFOS	PFOA+PFOS	PFOA+PFOS	EPA Health Advisory
	2019 (1)	2019 (2)	2020	PFOA+PFOS
2	22.6	21.7	23.1	31% - 33%
4	20.8	21.0	24.0	30% - 34%
ග	17.9	16.7	18.6	24% - 27%
7	16.8	16.7	18.4	24% - 26%
∞	7.7	16.3	<8.3	11% - 23%
9	19.6	20.5	22.0	28% - 31%
-1	16.7	16.6	18.2	24% - 26%
12	13.7	13.5	14.7	19% - 21%
14	14.4	13.6	15.3	19% - 22%
Whitemarsh WTP Raw	13.0	13.2	N/A	19% - 19%
Whitemarsh WTP Treated	N/A	ND	<6.0	<9%
Storage Tanks				
Loch Alsh Tank	22.2	20.7	23.2	30% - 33%
Broad Axe Tank	17.3	N	<5.7	8% - 25%
Houston Road Tank	14.6	16.0	15.6	21% - 23%

ppt=parts per trillion ND=Not Detected

N/A=Not Applicable (source not in service at time of sampling)
2019 (1) samples collected on March 14, 2019 and analyzed by Eurofins Lancaster Laboratories - Lancaster, PA
2019 (2) samples collected on September 13, 2019 and analyzed by Eurofins Lancaster Laboratories - Lancaster, PA
2020 samples collected on March 12, 2020 and analyzed by Eurofins Lancaster Laboratories - Lancaster, PA
MRL (Method Reporting Limit) of 1.8 ppt used for PFOA and PFOS testing in 2019 and 2020

Finance & Planning Committee

Wednesday June 3, 2020 Nellie Di Pietro - Chair Erin McKenna Endicott Brooke Marshall Haley Welch

OLD BUSINESS

NEW BUSINESS

1. BOROUGH ENGINEER'S REPORT

The Borough Engineer's report is attached.

2. TRASH & RECYCLING CONTRACT

Bid documents are being prepared and the bid will be advertised. Bid opening is scheduled for July 7th. Award may be considered at the July Council Meeting

3. READY FOR 100

The Borough Planning Commission is working to create a preliminary energy transition plan in line with the Ambler Borough Ready for 100 Renewable Energy Resolution adopted by Borough Council March 2019.

4. **ZONING MAP CHANGE**

The Planning Commissions have provided the **attached** correspondence recommending a Zoning Map change for 24 N. Ridge Avenue from Institutional to R3 Residential.

5. **DUMP TRUCK**

The **attached** quote is for a dump truck the current truck is 20 years old and needs to be replaced. The truck body was considered for reuse, but that will not be an option due to structure wear.

AMBLER BOROUGH

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Project Name

Project No.

Borough Engineer

2001-1010

TEA-21 - Ambler Streetscape 2002

Construction underway. Outstanding work includes: SEPTA connection to signal, signal activation, and 30-day test period. PennDOT has completed design changes to SEPTA controller. PennDOT will engage a consultant to perform safety study of new design at the request of SEPTA. SEPTA to implement modifications. Anticipate Summer 2020 completion. Amended Reimbursement agreement finalized by PennDOT. Awaiting PADEP review of TMDL Strategy & PRP. 2019 Annual Status Report submitted to PADEP 9/26/19. Next Annual Status Report due 9/30/20 for period 7/1/19 thru 6/30/20.

Revised Safety Report, ADA, Traffic approved by PADOT. Utility clearance and lump sum justification to be revised and resubmitted. DM-3 (plans presentation) comments received and to be incorporated in plans.

Pedestrian Sidewalk Upgrade Program

2006-08054

Ambler-2013 NPDES MS4 Permit

2003-0122-01

Construction underway. Escrow release for Phase 1 (Boiler House parking) provided 9/27/18.

submission to PADOT. UDT has commitment from Mattison Estates developer to fully fund the signal. UDT to Ambler provided signal warrant analysis to UDT for inclusion with Traffic Signal Permit Application (TE-160) submit Traffic Signal Permit Application (TE-160) to PADOT

Received approval from DCNR to advertise the project for bids on 5/26/20. Advertised on 5/29/20. Bids to be opened 6/27/20

Ambler Pocket Park - Ambler Square

2017-01010-01

St. Mary's Villa Residential Redevelopment.- TIS

2014-12015

Ambler Crossings

2013-02020

RRFB permit plans approved by PADOT. PW obtaining quotes for installation of pole foundations.

Load rating reports Hendricks/Rose Valley provided 7/31/18 & for N. Maple/Tannery Run provided 10/2/18.. Condition assessment of N. Ridge/ Rose Valley to be completed. Visual assessment of Tannery Run underway.

Work complete. Maintenance bond dated 4/23/19. End of maintenance period 10/21/20

44 Tennis Ave - FEMA/PEMA HMGP

Demolition

2018-10097

Bridge/Culvert Assessments

Ambler Traffic Signals

2017-01010-02

2017-09055

Improvement costs for escrow provided 10/1/19. Record plan signed 11/7/19.

Paving completed week of 11/4. Maintenance Bond dated 11/27/19. End of maintenance period 5/27/21.

Work completed 10/25/19. Maintenance Bond dated 12/19/19. End of maintenance period 6/18/21

Application submitted to DCED Small Water and Sewer program for Edgewood Dr storm sewer on 12/13/19.

2020 Ambler Borough General Services

Ambler Borough 2019 Road Paving

Cavalier Lot Paving

2019-05082-02

Wissahickon Library Bldg. Addition

2019-03029

Construction underway. Sanitary Sewer is under construction

Prepared sewer collection system report for inclusion in 2019 annual report. Transmitted to EEMA on 3/6/20.

Ambler Borough 2020 General Sewer

Ambler Borough Chapter 94 Report

2020-01041

2013-02020-01 Ambler Crossings - Sewer

Sewer Engineer

2020-01010

Ongoing.

Water Engineer

Services

GILMORE & ASSOCIATES, INC.

Thursday, May 28, 2020 Page 1 of 2

		AMBLER BOROUGH
Project No.	Project Name	Status
Water Engineer	ū	
2012-10043	Loch Alsh Dam Annual Inspections	Annual inspection with PADEP conducted on 11/26/19. Report submitted to PADEP on 12/20/19.
2013-02020-02	Ambler Crossings - Water	Construction underway. Water main is tested/complete.
2013-02073	Loch Alsh Emergency Action Plan	Preparing 5-year update to Emergency Action Plan.
2017-03065	Prophecy Creek Bridge	Assisting Water Dept. with review of County's plans for bridge replacement project and impact on existing water main Coordinating with County Engineer as part of Butler Pike Water Main Replacement project.
2017-03128	Lafayette Ave. Water Main Replacement	Project complete. 18 month maintenance period began 12/18/18. Maintenance period inspection to be scheduled.
2018-01154	Gwynedd Walk (LGT)	Water main construction and testing complete. 18 month maintenance period began 9/4/18. Project closeout activities underway.
2018-01171	Mattison Estates (UDT)	Water construction and pressure testing complete.
2018-09046	Houston Road Tank - Sprint Modifications	Plan review comments issued 3/14/19; resubmission required
2019-01169	Butler Pike Water Main Replacement	Engineering design and layout for the proposed water mains underway. PADEP General Permit and Montgomery County HOP obtained. Preparation of public bidding and easement documents underway.
2019-02097	Iron/Manganese Evaluation at Wells 4 and 8	Working with Water Superintendent to determine treatment options and permitting requirements to address iron/manganese levels.
2020-01040	Ambler Borough DRBC Annual Water Audit	Preparing annual water audit report for 2019.
2020-01049	Ambler Borough 2020 General Water Services	Ongoing assistance concerning PFAS issues, including regulatory activity, source monitoring, providing information and responses to the public. Prepared project scope and budget for addition of a PFAS treatment system at Well 2 as part of an application for a \$1,000,000 grant through PADEP. Prepared summary tables of 2020 PFAS test results and comparison to past test results.
2020-02018	334 Railroad Avenue	Water review letter #1 issued on 3/11/20 for plans dated 11/1/19. Revised plans (rev #5) received on 3/26/20. Additional comments being addressed by Applicant.
2020-03071	MIRIA Grant Application	Assisted Water Dept. with preparation of grant application documents, including budget cost estimate for proposed PFAS treatment piping project to connect Wells 6 and 7 to proposed Well 2 treatment system.
2020-03072	Whitemarsh Plant Operations	Assisting Water Dept. with recommendations and revisions to the Whitemarsh Plant SOPs. Preparing documents, calculations and exhibits in response to PADEP request concerning 1.0-Log Giardia Inactivation requirements.

MONTGOMERY COUNTY BOARD OF COMMISSIONERS

VALERIE A. ARKOOSH, MD. MPH, CHAIR KENNETH E. LAWRENCE, JR., VICE CHAIR JOSEPH C. GALE, COMMISSIONER



MONTGOMERY COUNTY PLANNING COMMISSION

Montgomery County Courthouse • PO 80x 3 1 1 Norristown, Pa 19404-03 1 1 610-278-3722 FAX; 610-278-3941 • TDD: 610-631-1211 WWW.MONTCOPA.ORG

JOHN S. COVER, AICP

May 7, 2020

Glenn Kucher, Zoning Officer & Planning Coordinator Ambler Borough 131 Rosemary Avenue Ambler, Pennsylvania 19002

Re: MCPC # 20-0081-001 Zoning Map Amendment

Plan Name: 24 N. Ridge Avenue Rezoning

Borough of Ambler

Dear Mr. Kucher,

We have reviewed the above-referenced zoning map amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 6, 2019. We forward this letter as a report of our review.

BACKGROUND

The Borough of Ambler has submitted an amendment to rezone (Tax Parcel #01-00-04153-00-4) from IN Institutional District to R-3 Residential District. The property is located at the corner of N. Ridge Avenue and Race Street and was sold by St John's Lutheran Church in January of 2020. The previous owner used the property as a church, while the new owner intends to adaptively reuse and renovate the existing church building for development of three (3) residential units.

COMPREHENSIVE PLAN COMPLIANCE

MONTCO 2040: A SHARED VISION; THE COMPREHENSIVE PLAN FOR MONTGOMERY COUNTY

The applicant's proposal is generally consistent with the goals and implementation measures of *Montco 2040: A Shared Vision. Montco 2040* designates the site as Developed Land in a Growth Area and categorizes it as Town Center under Future Land Use. The zoning map amendment is consistent with several of the goals in *Montco 2040's* Sustainable Places and Vibrant Economy themes. These include the provision of housing choices, new investment in existing neighborhoods, and advocacy for appropriate land use infill. Additionally, the proposed amendment is consistent with *Montco 2040's* implementation measures for these goals in terms of encouraging the adaptive reuse of old institutional buildings and the preservation of historic properties when such properties are no longer viable for their original use.

















The proposal is generally consistent with the goals of both the Ambler Borough Comprehensive Plan and the 2013 Update. It supports the objective of protecting neighborhood character by ensuring that future infill development is compatible in terms of density, lot dimensions, building shape, massing, and placement. The amendment is also consistent with the 2013 Update's objective of existing building preservation as well as the plan vision, which seeks to preserve and enhance existing residential neighborhoods by encouraging the development of new housing types.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have found it to be generally consistent with both the county and the borough's comprehensive plans. Rezoning the parcel consistent with the residential zoning that almost uniformly surrounds the property supports *Montco 2040's* vision for future land use and the borough's goal for the adaptive reuse of institutional properties.

We encourage the borough to consider the inclusion of codified incentives for adaptive reuse to protect institutional properties and neighborhood character in Ambler. Additional institutional properties with historic merit may experience similar development pressure in the future. Provisions can easily be added within a municipality's existing regulatory framework to permit the adaptive reuse of institutional buildings and grounds without significantly changing the structure of a zoning map or ordinance. The inclusion of a conditional residential use similar to the existing provision for professional offices as a conditional use in the IN Institutional District zoning could uniformly achieve this goal.

CONCLUSION

We wish to reiterate that MCPC supports the zoning map amendment and encourages the borough to coordinate with our offices to consider developing ordinance code language that can incentivize the adaptive reuse of institutional properties in Ambler.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body adopt this proposed zoning map amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days. We also request that the township provide an updated zoning map along with the signed resolution after the ordinance is adopted.

Sincerely,

Michael Lowrey, Community Planner

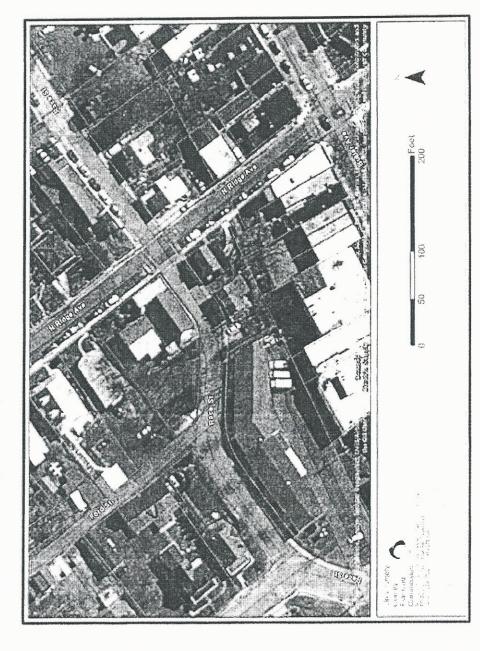
mailto:mlowrey@montcopa.org- 610-278-3887

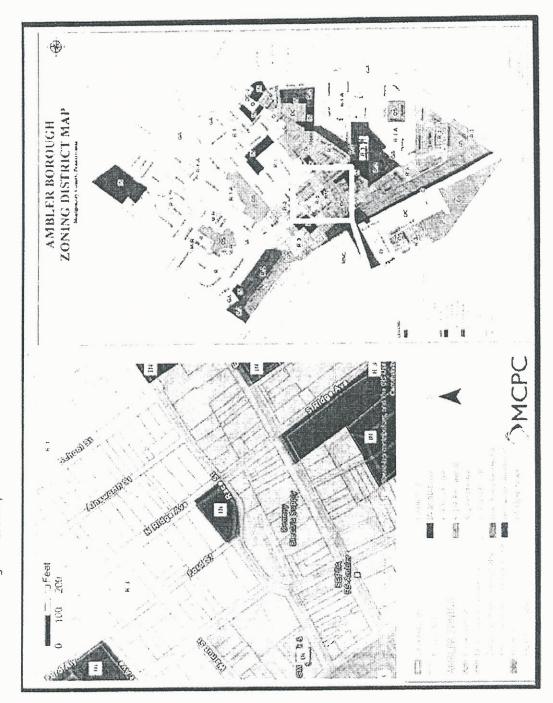
c: Mary Aversa, Borough Manager Robert LaGreca, Chair, Borough Planning Commission

Attachments: Attachment A – Aerial Image – 24 N. Ridge Avenue

Attachment B - Zoning Context Map

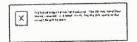
Attachment A – Aerial Image - 24 N. Ridge Avenue





Attachment B – Zoning Context Map

Prepared for: Darryl Breiner STOCK LEESPORT PA SXFD PO BOX 765 83 ASHLEY WAY LEESPORT, PA 19533 Phone: 610-926-2146



Prepared by: DARRYL BREINER BERMAN FREIGHTLINER 83 ASHLEY WAY PO BOX 765 LEESPORT, PA 19533 Phone: 610-926-2146

Att: Phil and Marco,

Following are spec's on one (1) 2020 M2-106 Freightliner set up for snow plow with a DD8-350HP engine, compression brake, Allison automatic transmission, 39,000 Lbs. GVW with a GCW of 60,000 Lbs., single frame, 50 gallon fuel tank, air-ride cab, heated mirrors and windshield, electric windows and door locks, and painted white. Price under costars (025-042) is as follows:

> 2020 M2-106 Freightliner \$ 81,399.56 Lancaster Truck Body 52,193.00 \$ 133,592.56 Total Price w/upfitting

Municipal Finance options are as follows:

5 annual payments with 1st payment due at delivery is \$ 28,790.36 (3.88%) 6 annual payments with 1st payment due at delivery is \$ 24,350.78 (3.73%) 7 annual payments with 1st payment due at delivery is \$ 21,240.92 (3.73%)

NOTE: I can only hold payment for 30 days

Any questions please feel free to call me at 800-554-6937 ext. 214

Thank you

Darryl Breiner



Parks & Recreation Committee

Wednesday June 3, 2020 Sara Hertz – Chair Nancy Deininger Erin McKenna Endicott Nellie DiPietro

NEW BUSINESS

1. AMBLER BOROUGH EVENTS

All Borough events have been cancelled until further notice.

2. EAC EVENTS

Sunday June 14, 2020 from 9-10am Rainscaping Can Be Beautiful
Learn the basic components of rain gardens, how rain barrels work, what downspout planter boxes are, and the benefits of permeable patios and sidewalks

Saturday, June 27, 2020 from 10-11am <u>Ambler's Summer Rain Gardens, a virtual tour</u> Over the course of an hour we'll visit 11 rain gardens in the borough. During this virtual journey you'll learn about rain garden features and designs.

3. AMBLER SQUARE

Approval has been received from DCNR to advertise the Ambler Square project for bids. Bid opening is scheduled for June 17th. Award may be considered at the July Council Meeting.

4. YMCA DAY CAMP

Borough Staff is working with the YMCA on the 2020 Camp Season. More details will be provided, once opened all registration will be done through the YMCA.

2020 GRADUATES

The Borough is working with Main Street to purchase banners and portray the pictures of graduating Seniors on Butler Avenue. A parade is being scheduled by the School District and local municipalities for June 4 at 11:30.

6. AMBLER MAIN STREET BUSINESSES

Staff is working with Council members and businesses to discuss plans for when the restrictions are lifted in Montgomery County.

7. PARK UPGRADE

The Committee would like to discuss the idea of having stenciled activities painted on park Surfaces. The stencil cost is approximately \$600.00 and paint would be needed.

Salary & Personnel Committee
Wednesday June 3, 2020
Nancy Deininger – Chair
Glynnis Siskind Nellie Di Pietro Jen Henderson

RECOMMENDATIONS

Public Safety Committee

1. A recommendation is requested this evening to adopt the attached Emergency Declaration for COVID-19 for the month of June.

Public Utilities Committee

1. The WWTP is working with Tradition Energy for electricity rates for 2021, with the current market it is recommended to lock in now for greater savings. A recommendation to approve is requested.

Parks & Recreation Committee

1. Staff is working with Council members and businesses to discuss plans for when the restrictions are lifted in Montgomery County. A recommendation may be made.